

PROPERTY LOCATION

No	Alt No	Direction/Street/City
38	-40	EGERTON RD, ARLINGTON

OWNERSHIP

OWNERSHIP		Unit #:
Owner 1:	KINDLE PAULA J/ TRUSTEE	
Owner 2:	VALENTE SALVATORE F/ TRUSTEE	
Owner 3:	ROBERT & CAROL VALENTE FMLY IR	
Street 1:	1 LAKE SHORE DRIVE	
Street 2:		
Twn/City:	ARLINGTON	
St/Prov:	MA	Cntry: N
Postal:	02474	Type:

PREVIOUS OWNER

Owner 1:	VALENTE ROBERT F & CAROL A -		
Owner 2:	-		
Street 1:	1 LAKE SHORE DRIVE		
Twn/City:	ARLINGTON		
St/Prov:	MA	Cntry	
Postal:	02474		

NARRATIVE DESCRIPTION

This parcel contains .114 Sq. Ft. of land mainly classified as Three Fam. with a Multi-Garden Building built about 1920, having primarily Vinyl Exterior and 4960 Square Feet, with 3 Units, 3 Baths, 0 3/4 Bath, 0 HalfBath, 14 Rooms, and 5 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

LAND SECTION (First 7 lines only)

[illegible]

Total AC/HA:	0.11364	Total SF/SM:	4950	Parcel LUC:	105	Three Fam.	Prime NB Desc	ARLINGTON	Total:	454,802	Spl Credit	Total:	454,800
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Disclaimer: This Information is believed to be correct but is subject to change and is not warranted.

Database: AssessPro - ArchiveProArling

apro

2023

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
105	4950.000	714,300	1,200	454,800	1,170,300
Total Card	0.114	714,300	1,200	454,800	1,170,300
Total Parcel	0.114	714,300	1,200	454,800	1,170,300
Source: Market Adj Cost	Total Value per SQ unit /Card:			235.97	/Parcel: 235.9

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	105	FV	714,300	1200	4,950.	454,800	1,170,300		Year end	12/23/2021
2021	105	FV	682,300	1200	4,950.	454,800	1,138,300		Year End Roll	12/10/2020
2020	105	FV	682,400	1200	4,950.	454,800	1,138,400	1,138,400	Year End Roll	12/18/2019
2019	105	FV	504,700	1200	4,950.	483,200	989,100	989,100	Year End Roll	1/3/2019
2018	105	FV	504,700	1200	4,950.	352,500	858,400	858,400	Year End Roll	12/20/2017
2017	105	FV	478,400	0	4,950.	307,000	785,400	785,400	Year End Roll	1/3/2017
2016	105	FV	478,400	0	4,950.	261,500	739,900	739,900	Year End	1/4/2016
2015	105	FV	428,100	0	4,950.	255,800	683,900	683,900	Year End Roll	12/11/2014

SALES INFORMATION

[illegible]

BUILDING PERMITS

[illegible]

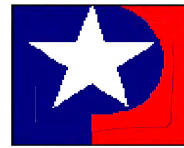
ACTIVITY INFORMATION

Date	Result	By	Name
9/1/2017	MEAS&NOTICE	HS	Hanne S
4/29/2009	Measured	197	PATRIOT
11/10/2000	Hearing Chag	163	PATRIOT
9/20/1999	Meas/Inspect	267	PATRIOT
1/1/1919			

Sign:

VERIFICATION OF VISIT NOT DATA

/ /



Patriot
Properties Inc.

USER DEFINED

Prior Id # 1:	2589
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

